

\$1,788,800 - 391 Birchcliff Road, Birchcliff

MLS® #A2252035

\$1,788,800

3 Bedroom, 2.00 Bathroom, 1,200 sqft

Residential on 0.30 Acres

NONE, Birchcliff, Alberta

Discover a rare opportunity to own a completely reimagined lakefront retreat on beautiful Birchcliff, offering 97 feet of waterfront and breathtaking panoramic views of Sylvan Lake. Fully renovated from top to bottom in 2023, this home is essentially brand new, showcasing high-end craftsmanship, luxury finishes, and thoughtful design in every detail. Step inside to a bright, open-concept layout with expansive windows that flood the home with natural light and frame serene lake views. The heart of the home is the gourmet kitchen, featuring Bosch appliances, slab backsplash, a wine fridge, and sleek cabinetry that seamlessly blends style and function. The bathrooms elevate everyday living with custom Spanish solid quartz sinks and designer Ann Sacks tile. Wide plank white oak engineered flooring extends throughout, while a newly built fireplace and preserved mid-century modern light fixtures add warmth and character. Modern convenience is at your fingertips with a fully upgraded HVAC, plumbing, and electrical system, along with smart home controls including Alexa-enabled lighting, Nest thermostat, and Ring security. Outdoors, enjoy the best of lake life with a 456 sq ft deck, complete with an awning, hot tub area, and a fire pit for evenings under the stars. Mature trees offer privacy, while just 40 steps lead you to the water's edge, where you'll find a wood patio, a newer Pier Pleasure dock system, and an electric boat lift – all set for summers filled with boating, swimming, and



relaxation. At the end of each day, take in the stunning sunsets from the dock or unwind in the hot tub as the colors reflect across the water. The pump for the well was replaced in 2023, and the property is connected to the community sewer system for peace of mind. Whether gathering by the fireplace on cozy evenings, entertaining on the expansive deck, or simply soaking in the tranquil views, this lakefront sanctuary combines modern luxury with timeless lakeside living.

Built in 1960

Essential Information

MLS® #	A2252035
Price	\$1,788,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	0.30
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	391 Birchcliff Road
Subdivision	NONE
City	Birchcliff
County	Lacombe County
Province	Alberta
Postal Code	T4S 1R6

Amenities

Parking Spaces	3
Parking	Driveway, None

Interior

Interior Features	High Ceilings
Appliances	Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	None, Unfinished

Exterior

Exterior Features	Dock
Lot Description	Treed, Views, Gentle Sloping
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 31st, 2025
Days on Market	1
Zoning	R1

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

